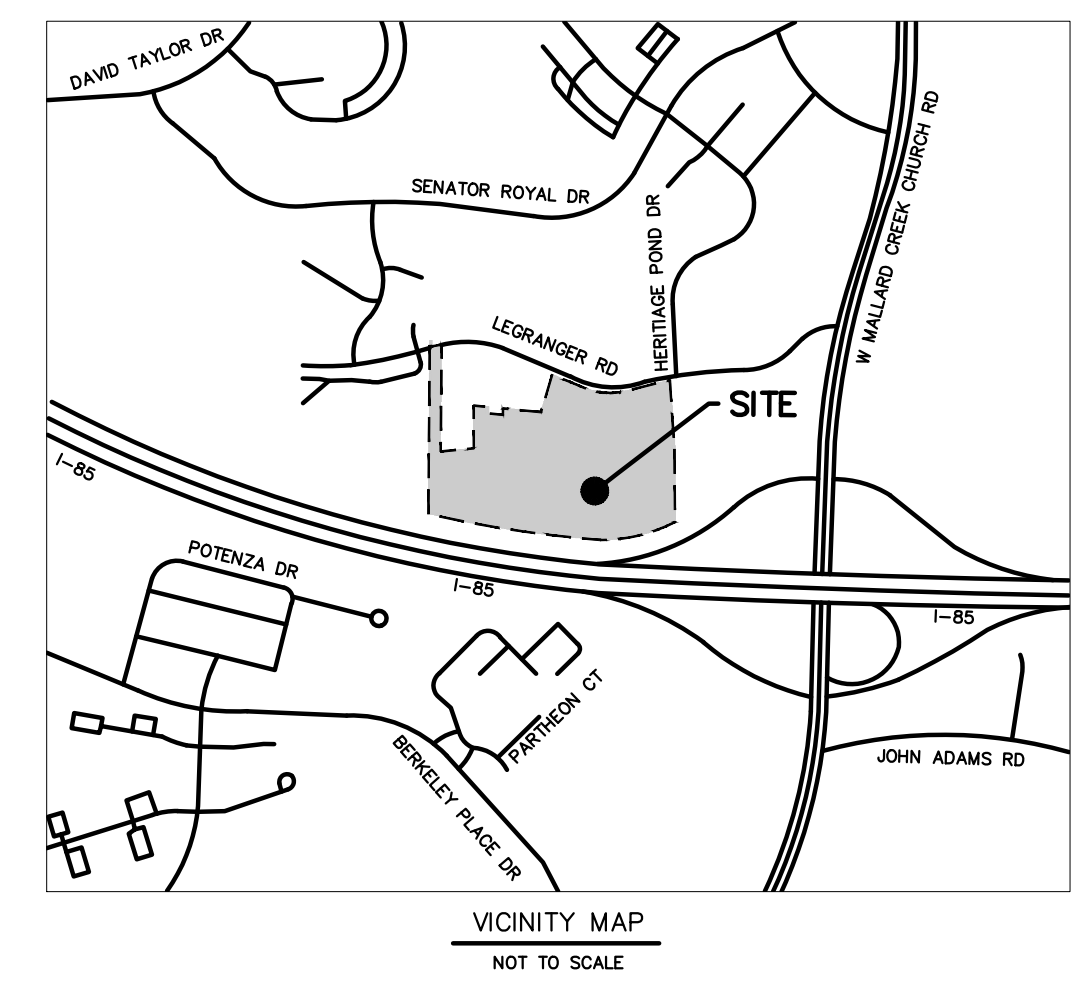
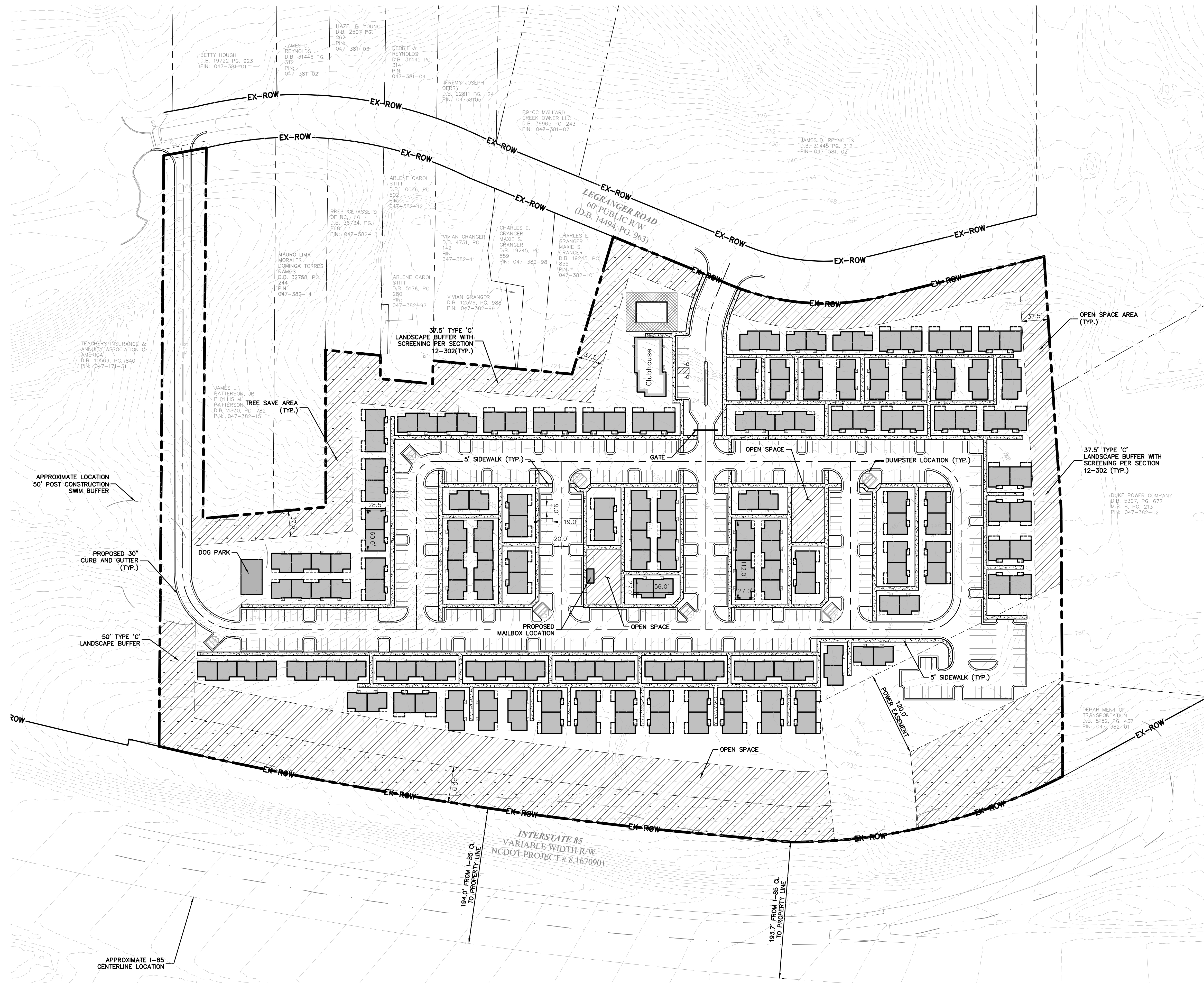


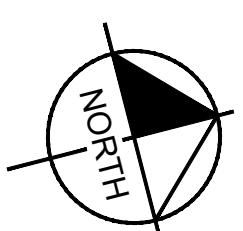
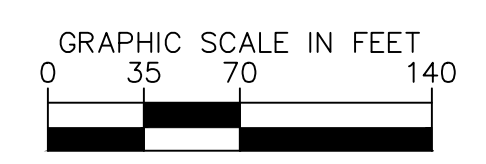
Plotted By: Swain, Jackson - Sheet Set: CL-1D-SSM-TEMPLATE - Layout: RZ-01 - September 14, 2022 - 09:35:02am - K:\DML_Plan\14364000_BrownGroup-LeGranger\02 - DWG_Exhibit1_Rezoning_LeGranger.dwg



SITE DATA TABLE	
DEVELOPMENT DATA:	
TAX PARCEL ID:	04717118, 04738205, 04738206, 04738207, 04738208 & 04738209
LAND USE:	RESIDENTIAL AND VACANT
TOTAL SITE AREA:	±19.79 ACRES
TOTAL R.O.W. AREA:	± 0 ACRES
TOTAL DISTURBED AREA:	±16.41 ACRES
TOTAL NUMBER OF UNITS:	184
ZONING DATA:	
FEMA FLOOD PANEL:	3710457700K
WATERSHED:	MALLARD
PC DISTRICT:	YADKIN - SOUTHEAST CATAWBA
ZONING DISTRICT:	CURRENT: RE-1 PROPOSED: RE-3
ZONING STANDARDS	
MIN. BLDG SEPARATION:	10 FT
MAX. BUILDING HEIGHT PER ORDINANCE:	
PROPOSED DENSITY:	9.30 DU/A
SETBACK:	30'
SIDE YARD:	MIN. 35'
REAR YARD:	MIN. 35'
OPEN SPACE:	
REQUIRED:	1.98 AC (10%)
IMPERVIOUS AREA:	
PROPOSED:	±9.15 AC
EXISTING:	0.04 AC
TREE SAVE:	
REQUIRED:	2.97 AC (15.0%)

TREE SAVE CALCULATIONS (PER SECTION 21-94 & 21-95)	
TOTAL BOUNDARY ACREAGE:	±19.79 AC
TREE SAVE CALCULATIONS:	15% TOTAL SITE
TOTAL TREE SAVE REQUIRED (15%):	2.98 AC
TOTAL TREE SAVE PROVIDED:	PER ORDINANCE

- EX-ROW R/W LINE
- PROPERTY LINE/ REZONING BOUNDARY
- COMMON OPEN SPACE
- COMMON OPEN SPACE & TREE SAVE
- PROPOSED DWELLING UNIT
- PROPOSED SIDEWALK



NO.	REVISIONS	DATE	BY

Kimley-Horn
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200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202
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KH PROJECT	014364000	DATE	09/01/2022	SCALE	AS SHOWN	DESIGNED BY	JJS	DRAWN BY	JJS	CHECKED BY	JEH
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REZONING PLAN

LEGRANGER
PREPARED FOR
BROWN GROUP, INC
NORTH CAROLINA

SHEET NUMBER
RZ-01

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